

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12766, of Fort Lincoln New Town Corporation pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 3308.2 to permit roof structures which are not within one enclosure and not equal in height in the C-2-B District at the premises 3131 Bladensburg Road, N. E., (Square 4325 ,lot 25).

HEARING DATE: October 18, 1978

DECISION DATE: October 18, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the southeast side of Bladensburg Road approximately 125 feet west of its intersection with 35th Street, known as 3101 Bladensburg Road, N. E.

2. The property consists of 128,976.56 square feet of land area and is developed with a ten-story high rise building that is under construction.

3. The subject structure is called Senior Village No. 2, and is part of the Fort Lincoln New Town Development.

4. Senior Village will provide housing for the elderly and will have rentable commercial space on the first floor.

5. The applicant is requesting relief from the Zoning Regulations to allow separate stair and elevator penthouses in senior village II. The subject roof structures are already in place.

6. The building is approximately 250 feet long. The elevator penthouse is located in the center of the building, and rises to a height of approximately seventeen feet, four inches above the level of the roof. There are two stair towers at either end of the building; however, only the stairs at the south end of the building extend to the roof. The stair penthouse is approximately eight feet, eight inches above the level of the roof. The penthouses are enclosed with the same kind of material as the main structure.

7. In order to comply with code requirements of the District of Columbia regarding means of egress, the stair towers are located as far as possible away from the elevator core. The two penthouses on the roof are thus separated by more than seventy feet.

8. The proposed roof structures although visible from the ground are not obtrusive architecturally or aesthetically and do not adversely affect the adjacent buildings by blocking the air.

9. The Municipal Planning Office by report dated October 13, 1978 recommend that the application be approved. The Municipal Planning Office reported that the proposed design can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zoning Regulations and Map. The Board so finds.

10. Advisory Neighborhood Commission 5-A, voted to support the application.

11. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requirement to separate means of egress in residential buildings creates a practical operating difficulty to support the waiving by the Board of the requirement that all penthouses be in one enclosure. The Board concludes that the subject roof structures are not obtrusive architecturally or aesthetically and do not adversely affect the adjacent buildings by blocking light or air. The Board finally concludes that the above application will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Maps accordingly it is hereby ORDERED that the application be GRANTED.

VOTE: 5-0 (Charles R. Norris, John G. Parsons, Chloethiel Woodward Smith, William F. McIntosh and Leonard L. McCants. to GRANT).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 4 DEC 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.